

AGENDA
Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
April 16, 2026 – 6:00 PM

The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1 469-551-3616 and enter code 908-825-494#

CALL TO ORDER

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

APPROVAL OF COMMISSION MINUTES

04/02/2026 BOCC RM Minutes

VOUCHER APPROVAL

CONSTITUTIONAL OFFICERS/ CITY OFFICIALS

BRONZELL FOWLER – USE OF OLD JAIL FOR WOMENS SHELTER

KATRINA VANAERNAM AND SHEILA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION

KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

KAREN VANAERNAM, DIXIE COUNTY ECONOMIC DEVELOPMENT

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

CINDY BELLOT, LIBRARY DIRECTOR

RAELYNN BROWNELL, SUWANNEE WATER AND SEWER

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

MICHAEL GAINEY, COUNTY ROAD SUPERINTENDENT

TIM JOHNSON, SOLID WASTE DIRECTOR

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

ORDINANCE NO. 2026-01 – SECOND READING

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 90-04, THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING SECTION 4.3.5 ENTITLED “SPECIAL EXCEPTIONS”; AMENDING SECTION 4.4.5 ENTITLED “SPECIAL EXCEPTIONS”; AMENDING SECTION 4.7.5 ENTITLED “SPECIAL EXCEPTIONS”; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

APPLICATIONS for SPECIAL EXCEPTIONS

20260282 A petition by Andrew Quincoses requesting a Special Exception to be granted, as provided in Section 4.4.5 Special Exceptions: number (9) Campgrounds, of the Dixie County Land Development Regulations "A" AGRICULTURAL, in accordance with the petition dated 09/10/2026 to be located on the property as described as follows: Dixie County Parcel #10-09-13-0000-3997-0301 343 NE 558 AVE, OLD TOWN, FL 32680; 10.11 Acres. COMMISSION DISTRICT 1 JODY STEPHENSON - *LPA RECOMMENDED APPROVAL WITH THE DOCUMENTATION OF 8 PRIMATIVE SITES FOR THE 10 ACRES.* NO RECORDED OPPOSITION – 8 CITIZENS IN AUDIENCE FOR SUPPORT OF APPLICANT

APPLICATIONS FOR VARIANCES

20260344 A petition by Ashley & Lisa Cisco requesting a variance for a reduction of side & rear setbacks from 15' to 5' for the construction of detached garage to be granted, as provided in 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES., in accordance with the petition dated 03/02/2026 to be located on the property as described as follows: Dixie County Parcel # 30-09-10-0000-0354-0000 138 SW 805 ST; .00. COMMISSION DISTRICT 5 DAVID OSTEEN - **LPA Recommended Approval (4-0) No opposition present or on the phone**

20260370 A petition by **SCOTT RIGSBEE** requesting a variance for a reduction of the front setback from 25' to 5' for the construction of a new home that was lost in hurricane Helene to be granted, as provided in 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES., in accordance with the petition dated 03/11/2026 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-

0000-3410-0000 23026 SE 349 HWY ; .19. COMMISSION DISTRICT 3 MARK HATCH - LPA
Recommended Approval (4-0) No opposition present or on the phone

SCOTT PENDARVIS, CHIEF INFORMATION OFFICER

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

GAIL CARTER, INDIGENT CARE

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

JOHN JENKINS, COUNTY MANAGER

CHANA WATSON, COUNTY ATTORNEY

BARBIE HIGGINBOTHAM, CLERK OF COURT/BRENDA ROYAL, FINANCE

COUNTY COMMISSION ITEMS

PUBLIC COMMENTS AND CONCERNS

ADJOURN

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearings, he/ she will need a record of the proceedings, and for such purpose, he/ she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

“Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-4931 (Voice & TDD) or via Florida Relay Service at (800) 955-8771.” The Board meets the first Thursday of each month at 10:00 AM and the third Thursday of each month at 6:00 PM. Individuals that would like to be placed on the agenda should call Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.